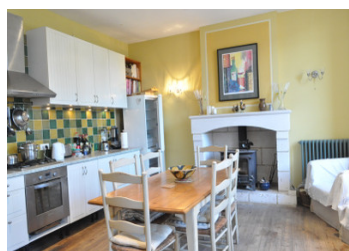


Impressive 3-bedroomed Manor House, centrally placed in Périgord market town.



INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	228 m2
Plot Size:	1797 m2

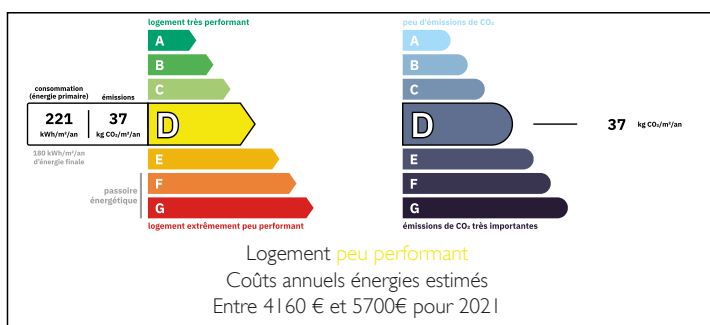


IN BRIEF

This delightful property is situated in a small town in the Green Périgord.

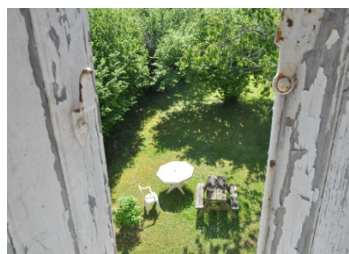
All amenities are within walking distance, shops, chemist's, doctors, and schools. A weekly market draws people to the area with local producers. Sports facilities, tennis etc also nearby.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The house. On the ground floor: Entrance hall (17.4m²), spacious fully equipped kitchen-diner (24.30m²) with wooden floor and woodstove. Utility room (5.6 m²), bedroom (27m²), bathroom and toilet (4.38m²).

A wide staircase sweeps you up to the first floor: landing 19.58m², a light lounge with Périgourdin parquet 27.45m²; a second lounge at the back of the house 32m² equipped with a fireplace.

Second floor: landing (5.65m²), two bedrooms (28m²; 14.33m²;) the large bedroom is furnished with a wood stove and has a wooden floor; the second bedroom has an open beamed ceiling; office (5.88m²); bathroom and toilet (6m²); large walk-in storage cupboard (3.31m²).

The house is heated by oil-fired central heating and is well -insulated. Mains drainage.

There is a delightful terrace at the back of the house in front of the barn 18m² for entertaining your guests.

Outbuildings: Large, stone barn: 84.41 m². There are two wine cellars under the house: 118m² and 15.72m². There is also an old servants' house in need of renovation at the back of the property. Large garden with lawns. and a dovecote.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES